

# Unit 2003 - Icon 1 (North Tower)

2003 - 465 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11678207  
 Status: Active  
 Size: 1,313 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$1,275,000  
 List PPSF: \$971  
 Valuated Price: \$905,000  
 Valuated PPSF: \$689

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 713  
 Number of active listings for rent: 65  
 Number of active listings for sale: 40  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 27  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 5

## Building Association Information

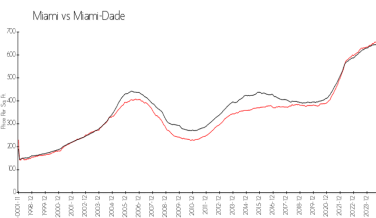
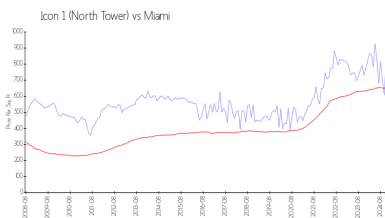
Icon Condominium Association Inc  
 305 371 1411 & 786.220.7701

<http://www.iconbrickell.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2905	1,313 sq ft	Jan 2025	\$1,275,000	\$971
1810	546 sq ft	Jan 2025	\$416,000	\$762
2709	1,167 sq ft	Nov 2024	\$790,000	\$677
1401	1,977 sq ft	Nov 2024	\$1,800,000	\$910
2509	1,167 sq ft	Nov 2024	\$810,000	\$694

## Market Information



Icon 1 (North Tower): \$751/sq. ft.  
 Miami: \$895/sq. ft.

Miami: \$895/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Icon 1 (North Tower) 6%  
 Miami 5%  
 Miami-Dade 5%

## Avg. Time to Close Over Last 12 Months



Icon 1 (North Tower)  
Miami  
Miami-Dade

102 days  
92 days  
91 days